

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 3.32  
(ID # 27186)

**MEETING DATE:**  
Tuesday, March 11, 2025

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:  
Coachella Valley Multiple Species Habitat Conservation Plan Dos Palmas Conservation Area  
Like Exchange – REQUEST: Accept the addition of 100 acres of conservation land to expand  
the Dos Palmas Conservation Area of the Coachella Valley Multiple Species Habitat  
Conservation Plan. CEQA Exempt. District 4. [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **FIND** that a like exchange of 100 acres of land proposed by the KPC Development company which will add 100 acres to the Dos Palmas Conservation Area will have no significant effect to the county or potential future development because the additional conservation lands will not result in any increased conservation requirements and will help meet Riverside County conservation objectives within the Dos Palmas Conservation Area as required by the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP); and,
2. **APPROVE** the addition of 100 acres of land to the Dos Palmas Conservation Area, based upon the findings and conclusions below.

**ACTION:**Policy

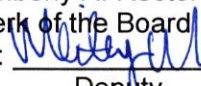
  
John Hildebrand, Planning Director 2/11/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: March 11, 2025  
xc: TLMA-Planning

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$0	\$0	\$0	\$0
<b>NET COUNTY COST</b>	\$0	\$0	\$0	\$0
<b>SOURCE OF FUNDS:</b> N/A			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 25/26	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The KPC Development Company is proposing the KPC Coachella Specific Plan within the northeast portion of the City of Coachella. In order to provide westerly access from the Specific Plan area to existing portions of the City of Coachella, KPC is proposing development of the Vista Del Norte crossing above the All-American Canal. The Vista Del Norte Crossing is located within the southern terminus of the East Indio Hills Conservation Area (EIHCA) of the CVMSHCP. The proposed crossing will result in a greater level of impact to the EIHCA than authorized by the CVMSHCP.

Section 6.12 of the CVMSHCP allows for modifications or re-configuration of conservation areas through the Like Exchange process. KPC prepared an equivalency analysis where they propose to transfer 100 acres of land to the Coachella Valley Conservation Commission to mitigate the impacts to the EIHCA. The land proposed for transfer to the CVCC has been found to be biologically equivalent or superior to the land which will be impacted by the Vista Del Norte Crossing in the EIHCA. The California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service provided their concurrence with the Like Exchange in a letter dated January 14, 2025. The 100 acres proposed for conservation will be added to the Dos Palmas Conservation Area. Because the DPCA is within the jurisdiction of the County of Riverside the Riverside County Board of Supervisors must accept the transfer before the KPC Coachella Specific Plan can be considered consistent with the CVMSHCP.

The land proposed to be added to the DPCA is currently controlled by the KPC Development Company. The 100 acres of land is comprised of three individual parcels (APNs: 733-190-010, 733-190-012, 733-190-013). The three parcels are surrounded by undeveloped/vacant land this is under a mix of both private and public/non-profit organization ownership.

The County of Riverside approved the Coachella Valley Multiple Species Habitat Conservation Plan (Plan) on October 2, 2007. To ensure fair, consistent, and effective implementation of the Plan, Board Policy A-61 was adopted on February 26, 2008. Board Policy A-61 provides the Board of Supervisors with the authority to grant take for private and public development projects.

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**Environmental Determination**

The proposed project has been determined to be exempt from CEQA pursuant to State CEQA Guidelines sections 15307 and 15308 as an action on the part of the County to maintain and enhance environmental resources as part of the CVMSHCP. The action by the County is only to allow the exchange to occur and is not approving any development or construction. As shown in the attached letter, the Wildlife Agencies concur that the proposed like exchange would result in equal or greater benefits to Covered Species and conserved natural communities as compared to those benefits analyzed currently in the CVMSHCP. None of the Section 15300.2 exceptions to the use of the exemption would apply. Therefore, the action meets the intent and scope of these two categorical exemptions.

**Impact on Residents and Businesses**

Acceptance of 100 acres of conservation land to expand the DPCA will have minimal impacts on residents and businesses within the boundaries of the Dos Palmas Conservation Area or within other portions of Coachella Valley Multiple Species Habitat Conservation Plan under the jurisdiction of the County of Riverside. Any future developments that may be proposed adjacent to the new boundaries of the DPCA will be required to avoid or minimize indirect effects from development by following Land Use Adjacency Guidelines as described in Sections 4.5.1 through 4.5.7 of the CVMSHCP.


**Additional Fiscal Information**

The proposed transfer does not have associated fees; there is no General Fund obligation.

**ATTACHMENTS**

- A. Dos Palmas Conservation Area Map
- B. California Department of Fish and Wildlife and U.S. Fish and Wildlife Service Concurrence Letter

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Jason Farin, Principal Policy Analyst 3/5/2025

  
Aaron Gettis, Chief of Deputy County Counsel 3/3/2025





U.S. FISH AND WILDLIFE SERVICE  
Palm Springs Fish and Wildlife Office  
777 E. Tahquitz Canyon Way, Suite 208  
Palm Springs, California 92262



CALIFORNIA DEPARTMENT OF  
FISH AND WILDLIFE  
Inland Deserts Region  
3602 Inland Empire Blvd., Suite C-220  
Ontario, California 91764

In Reply Refer to:  
FWS/CDFW-RIV-2025-0040628

January 14, 2025  
*Sent by Email*

Gabriel Perez  
City of Coachella  
53990 Enterprise Way  
Coachella, CA 92236  
[gperez@coachella.org](mailto:gperez@coachella.org)

Peter Satin  
Coachella Valley Conservation Commission  
74-199 El Paseo, Suite 100  
Palm Desert, CA 92260  
[psatin@cvag.org](mailto:psatin@cvag.org)

**RE: Wildlife Agencies' Concurrence Regarding Proposed Like Exchange to Conservation Areas for the KPC Coachella Specific Plan**


Dear Gabriel Perez and Peter Satin:

The U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife (Wildlife Agencies) reviewed the equivalency analysis for the proposed like exchange for the East Indio Hills Conservation Area (EIHCA) and Dos Palmas Conservation Area (DPCA) associated with the KPC Coachella Specific Plan. The Wildlife Agencies concur that the proposed like exchange would result in equal or greater benefits to Covered Species and conserved natural communities as compared to those benefits analyzed in the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

One notable concern of the Wildlife Agencies regarding the conservation area design is that the land to be added to the DPCA will result in a donut-shaped configuration of the DPCA with unconserved land in the center. The Wildlife Agencies are concerned about the potential for increased edge effects associated with potential future development within the center area. To address this issue, the Wildlife Agencies request that CVCC incorporate the conservation of parcels within this center area into the acquisition strategy for the DPCA.

If you have any questions regarding this letter, please contact Jacob Skaggs, Senior Environmental Scientist Specialist, at [jacob.skaggs@wildlife.ca.gov](mailto:jacob.skaggs@wildlife.ca.gov); or Lory Salazar-Velasquez, Fish and Wildlife Biologist, at [lory\\_salazar-velasquez@fws.gov](mailto:lory_salazar-velasquez@fws.gov).

Sincerely,

DocuSigned by:  
  
4ADE68D237B0401...

**MARY WOULFE** Digitally signed by MARY WOULFE  
Date: 2025.01.14 10:02:59 -08'00'

Heather Brashear  
Senior Environmental Scientist Supervisor  
California Department of Fish and Wildlife

Mary Beth Woulfe  
Acting Division Supervisor, Colorado Desert Division  
U.S. Fish and Wildlife Service

cc:

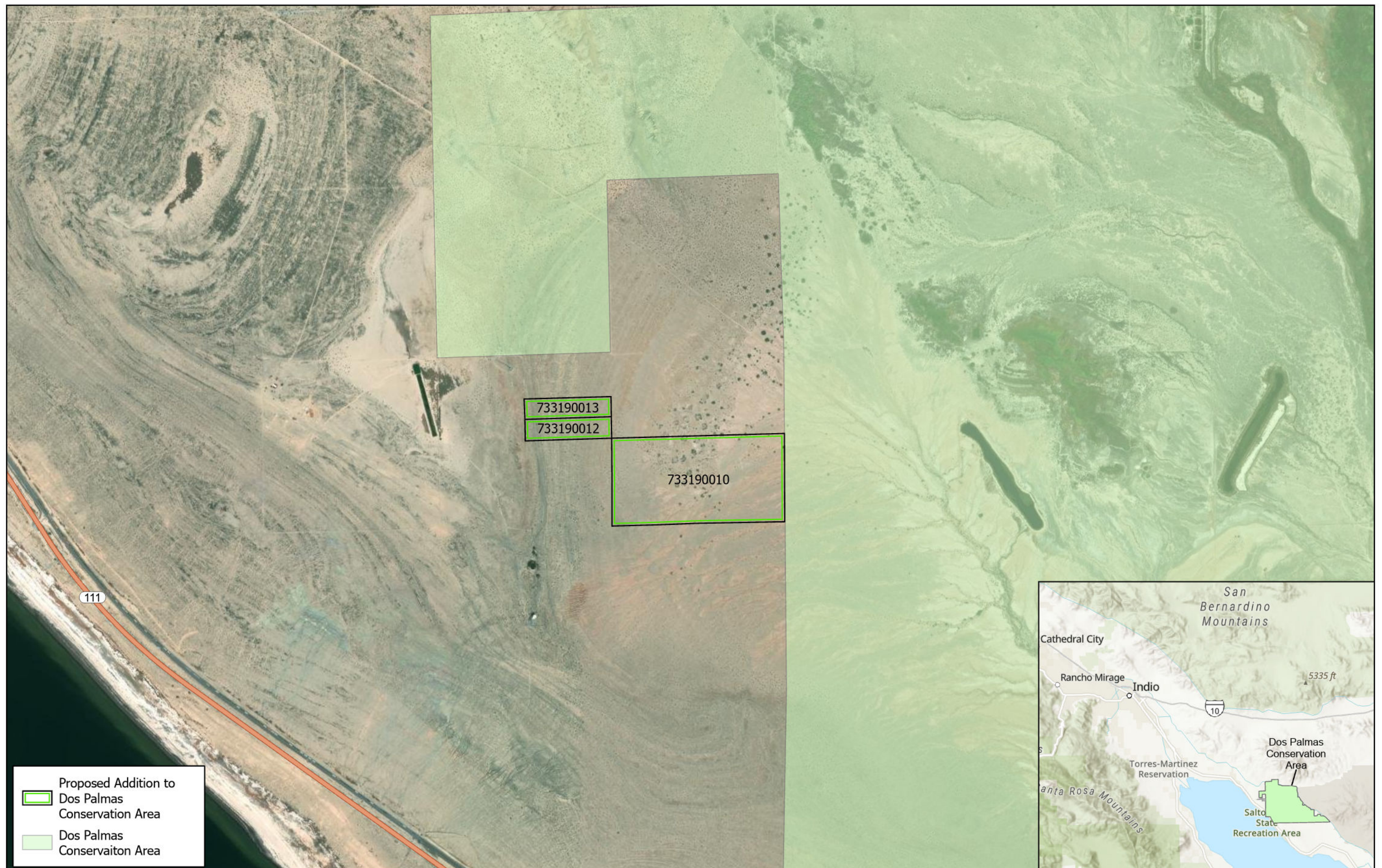
Kathleen Brundige, CVCC  
[kbrundige@cvag.org](mailto:kbrundige@cvag.org)

Meghan Karadimos, Kimley-Horn  
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Harry Sandoval, County of Riverside  
[HSandoval@Rivco.org](mailto:HSandoval@Rivco.org)

Jagdish Gillan  
[Jagdish.Gillan@globalmso.com](mailto:Jagdish.Gillan@globalmso.com)











## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. Speakers are prohibited from bringing signs, placards, or posters into the hearing room.

### **Individual Speaker Limits:**

Individual speakers are limited to a maximum of three (3) minutes. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chair:**

The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using course, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.



**Flores, Kate**

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**From:** Brad Anderson <ba4612442@gmail.com>  
**Sent:** Sunday, March 9, 2025 3:33 PM  
**To:** Clerk of the Board  
**Subject:** Public Comment, Agenda Item: 3.32 Riverside County Board of Supervisors meeting of March 11, 2025 (9:30AM)

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

March 10, 2025

Riverside County Board of Supervisors  
County Administrative Center  
First Floor - Board Chambers  
4080 Lemon St.  
Riverside, CA. 92501  
Attention: Clerk of the Board of Supervisors

Re: Written letter to be entered in the Public record and made available for public inspection for the March 11, 2025 (9:30AM) Regular Board of Supervisors meeting - Agenda Item: 3.32 (Like exchange of 100 acres of land - CVMSHCP AND KPC Development Company)

Dear current Riverside County Board of Supervisors,

Please review my written statements listed below prior to the consideration of agenda item: 3.32 Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Dos Palmas Conservation Area (DPCA) like exchange.

Position: In Opposition

It's recommended that the proposed "Like Exchange" be denied - It's reasonable to consider that the KPC Development Company and the (KPC Coachella Specific Plan) are not the best available avenue to achieve the best outcome (conservation aspects) for the East Indio Hills Conservation Area (EIHCA). It's nonsensical that "Like Exchanges" from two very different locations (regions) would be a reasonable form of mitigation for potential damages to one of the conservation locations (area).

Conservation areas shouldn't be sacrificed - for any form of "Like Exchange" of another property/properties from different regions.

Their most likely be a significant effect to Riverside County properties (EIHCA) with potential development in nearby areas. And the (DPCA) areas that KPC Development Company has officially announced as suitable for a "Like Exchange" if approved would potentially accommodate new restrictions on current adjacent properties.

It's highly recommended to abandon this proposal





Sincerely,

Brad Anderson | 37043 Ferber Dr. Rancho Mirage, CA. 92270

Cc: